

SECOND AMENDMENT TO
THE CREST AT SUNSET COVE
CONDOMINIUM

IN THE NE 1/4 OF THE SW 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 1 OF 7

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

N. Exummett
SKAGIT COUNTY AUDITOR

Deputy Auditor
DEPUTY

DESCRIPTION FOR THE CREST AT SUNSET
COVE CONDOMINIUM

THE CREST AT SUNSET COVE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 4, 2006, UNDER AUDITOR'S FILE NO. 200605040035, AND AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED MAY 26, 2006 UNDER AUDITOR'S FILE NO. 200605260013, RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED MAY 4, 2006, UNDER AUDITOR'S FILE NO. 200605040034, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF ANACORTES, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE COMMON ELEMENT AND UTILITIES EASEMENTS SHOWN HEREON, AND ALONG THE ROUTES OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE CONDOMINIUM AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS CONDOMINIUM, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS (LOTS) AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE CONDOMINIUM BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DECLARATION REFERENCE

SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON 12/20/06 UNDER AUDITORS FILE NO. 2006122000021 RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEVELOPER

GT DEVELOPMENT, INC.
1120 COMMERCIAL AVE
ANACORTES, WA 98221

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT, AT THE REQUEST OF TED FILLER, GT DEVELOPMENT, INC.

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN, AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

John B. Semrau DATE: 12-18-06

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

NOTES

1. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 1/27/06, 1/30/06, 3/27/06, 3/28/06, 4/11/06, 4/14/06, 4/17/06 AND 10/19/06. FIELD BOOK 244, PAGES 38-56.
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 AUTOMATIC LEVEL.
3. MERIDIAN AND BASIS OF BEARING: ASSUMED NORTH 05°42'09" EAST ALONG THE MONUMENT CENTERLINE OF SUNDOWN COURT BEGINNING AT THE INTERSECTION OF OBSERVATION AVENUE AND SUNDOWN COURT AS SHOWN UPON THE MAP OF THE PLAT OF SUNSET COVE ESTATES, AF NO. 200011290070.
4. BENCH MARK: WSDOT MONUMENT TRACE AZ, ID 3539
ELEVATION = 131.85 FT NAVD 88.
5. UTILITY LOCATIONS ARE SHOWN FROM INFORMATION SUPPLIED BY THE DECLARANT.
6. THE DESCRIPTION FOR THIS SURVEY IS FROM CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. ICG 40672, DATED OCTOBER 18, 2006.

EXCEPTIONS

THE PROPERTY HEREIN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200011290070, 199912300185, 20041090073, 200011290069, 200510040074, 200101170034, 200409140129, 200501210087, 200505250051, 200510170199, 200601250126 AND 200605260013.

ADDRESS TABLE

PARCEL NO.	BUILDING	ADDRESS
P117895	A	2428 SUNDOWN COURT, #101
P117896	A	2428 SUNDOWN COURT, #102
P117897	A	2428 SUNDOWN COURT, #201
P117898	A	2428 SUNDOWN COURT, #202
P117899	A	2428 SUNDOWN COURT, #301
P117900	A	2428 SUNDOWN COURT, #302
P117889	B	2320 SUNDOWN COURT, #101
P117890	B	2320 SUNDOWN COURT, #102
P117891	B	2320 SUNDOWN COURT, #201
P117892	B	2320 SUNDOWN COURT, #202
P117893	B	2320 SUNDOWN COURT, #301
P117894	B	2320 SUNDOWN COURT, #302
P117883	C	2306 SUNDOWN COURT, #101
P117884	C	2306 SUNDOWN COURT, #102
P117885	C	2306 SUNDOWN COURT, #201
P117886	C	2306 SUNDOWN COURT, #202
P117887	C	2306 SUNDOWN COURT, #301
P117888	C	2306 SUNDOWN COURT, #302

DEDICATION

THE UNDERSIGNED OWNER IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON. THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT:

BY: A. Filler, VP
DAN FILLER, VICE PRESIDENT, GT DEVELOPMENT, INC.

BY: Alice Takehara, VP
ALICE TAKEHARA, VICE PRESIDENT, PEOPLES BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

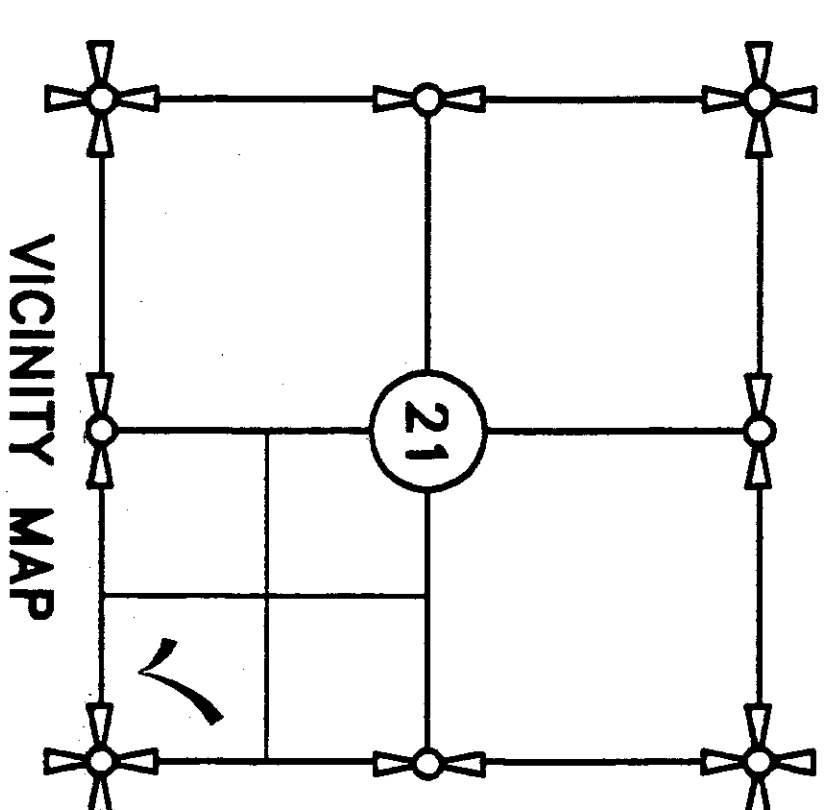
DATED 12-19-06
SIGNATURE Meredith Caldwell
TITLE Notary
MY APPOINTMENT EXPIRES 4-30-07

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALICE TAKEHARA SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF PEOPLES BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12-19-06
SIGNATURE Meredith Caldwell
TITLE Notary
MY APPOINTMENT EXPIRES 4-30-07

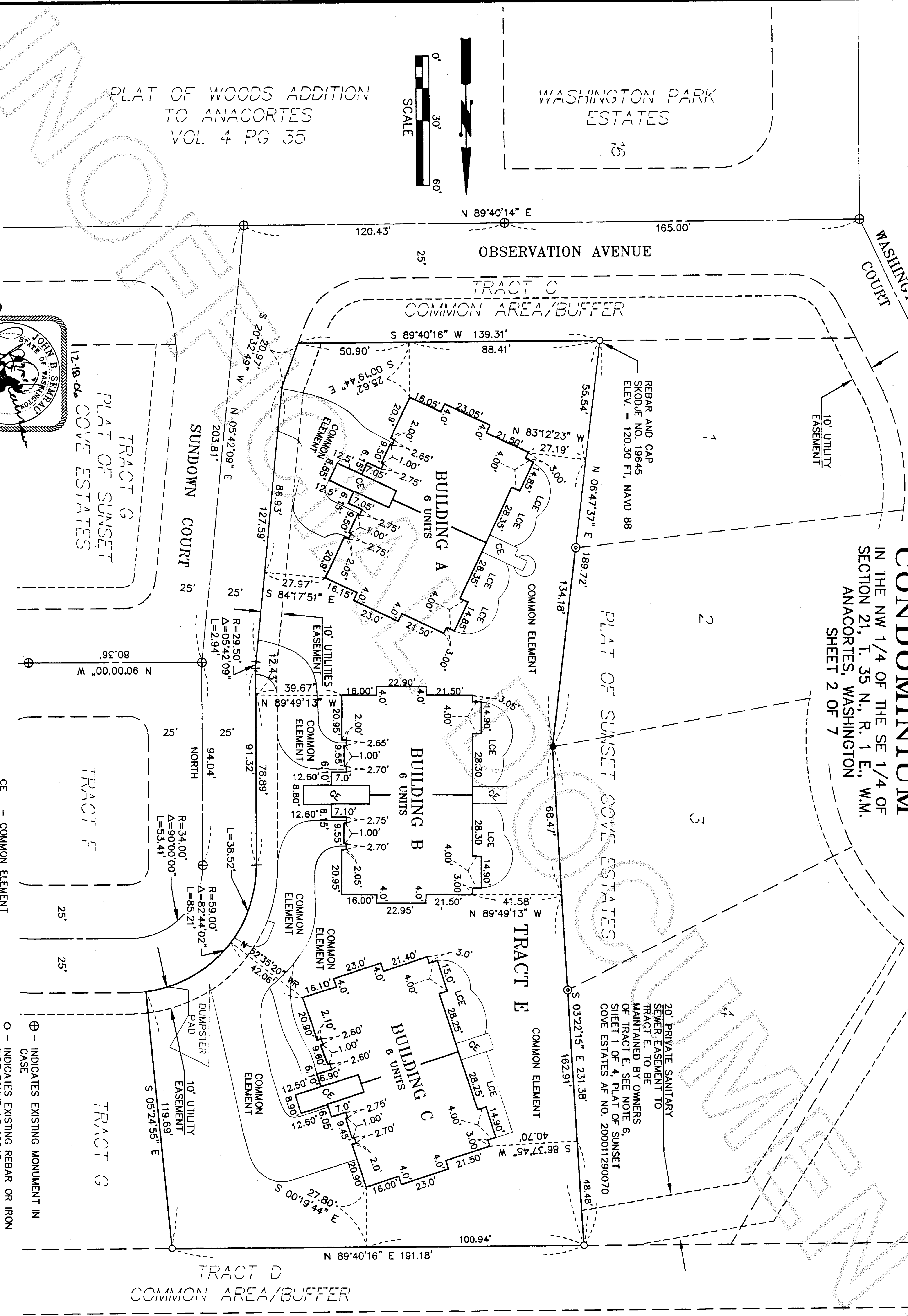


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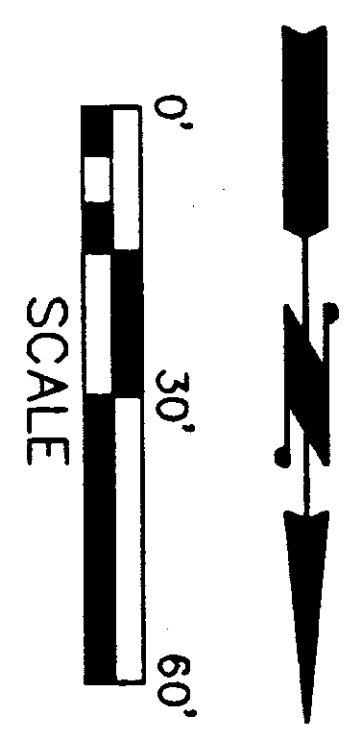


SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM

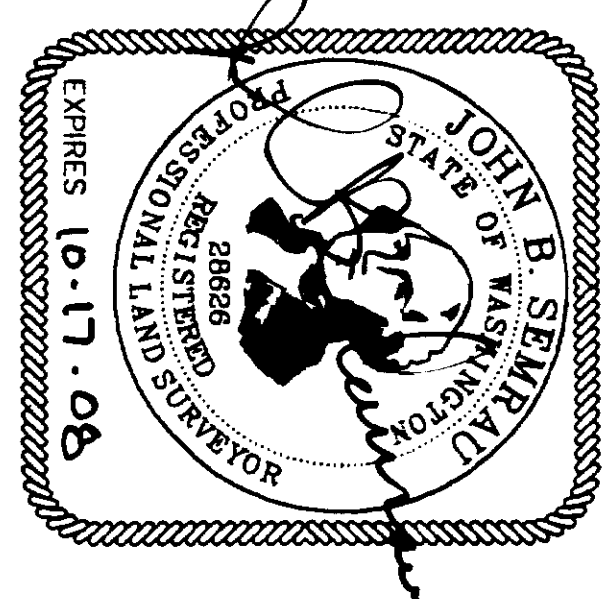
IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 2 OF 7



PLAT OF WOODS ADDITION
TO ANACORTES
VOL. 4 PG 35



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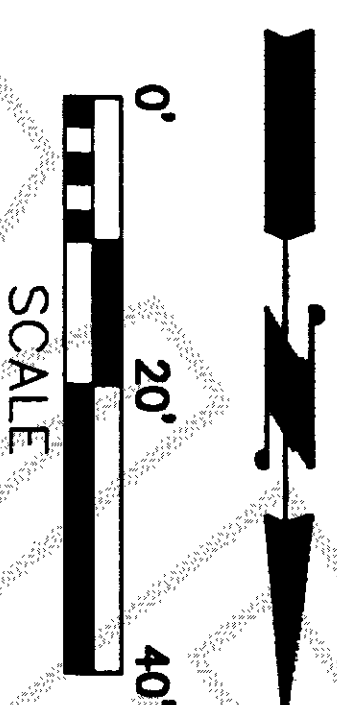


- CE - COMMON ELEMENT
 - LCE - LIMITED COMMON ELEMENT
 - FLCE - FUTURE LIMITED COMMON ELEMENT
 - SUBJECT TO DEVELOPMENT RIGHTS
 - SET FORTH IN THE DECLARATION
 - ⊕ - INDICATES EXISTING MONUMENT IN CASE
 - - INDICATES EXISTING REBAR OR IRON PIPE FOUND LS 19645
 - - INDICATES REBAR SET SEMRAU 28626
 - ⊙ - INDICATES REBAR OR IRON PIPE FOUND LS 17851
- SECOND AMENDMENT TO
THE CREST AT SUNSET COVE CONDOMINIUM
JOB NO. 4634 4634-CON-2-R-DWG

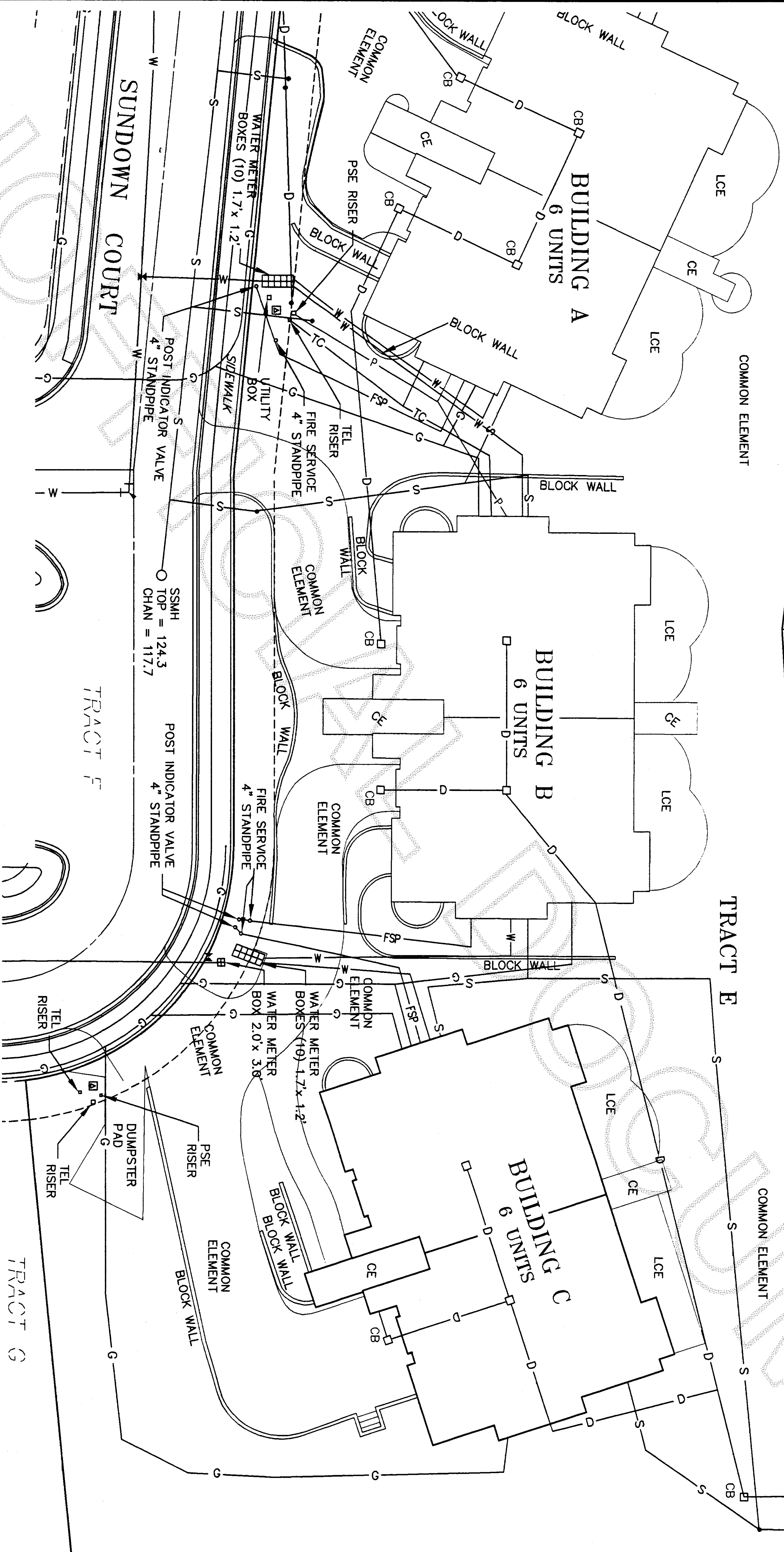
SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 3 OF 7

PLAT OF SUNSET COVE ESTATES
AT #200001290070



S.S.M.H.
TOP = 100.9
CHAN = 94.3

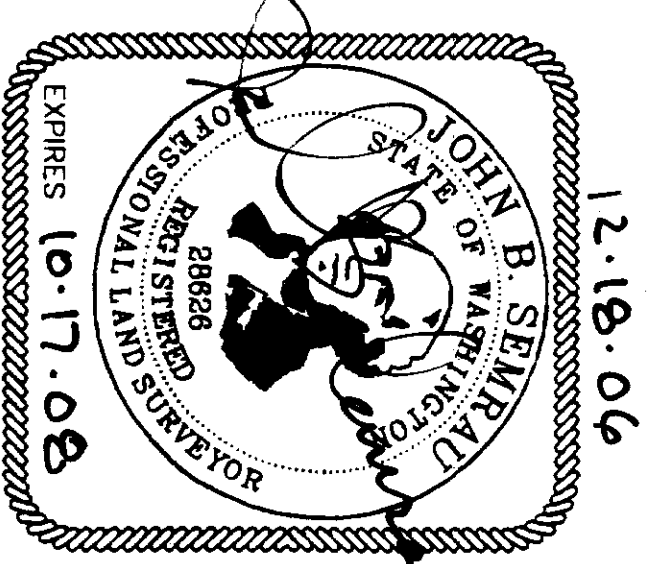


KEY

- | | | | |
|---------------------------|-----------------------------------|---------|-------------------|
| ▣ PAD MOUNTED TRANSFORMER | S.S.M.H. - SANITARY SEWER MANHOLE | — D — | — STORM DRAINAGE |
| ▣ WATER METER | CHAN - CHANNEL | — S — | — SANITARY SEWER |
| — WATER FIRE HYDRANT | PSE - PUCET SOUND ENERGY | — G — | — GAS |
| ▣ WATER GATE VALVE | CMP - CORRUGATED METAL PIPE | — W — | — WATER |
| | TEL - TELEPHONE | — FSP — | — FIRE SPRINKLER |
| | CB - CATCH BASIN | — TC — | — TELEPHONE/CABLE |
| | | — P — | — POWER |

LCE - LIMITED COMMON ELEMENT
FLCE - FUTURE LIMITED COMMON ELEMENT
SUBJECT TO DEVELOPMENT RIGHTS
SET FORTH IN THE DECLARATION

NOTE: LANDSCAPING WAS UNDER
CONSTRUCTION AT THE TIME
OF SURVEY



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THE CREST AT SUNSET COVE CONDOMINIUM
JOB NO. 4634 4634-CON-20-2-R.DWG

IN THE NE 1/4 OF THE SW 1/4 OF
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ANACORTES, WASHINGTON
SHEET 4 OF 7

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STORAGE AREAS ARE
LIMITED COMMON ELEMENTS

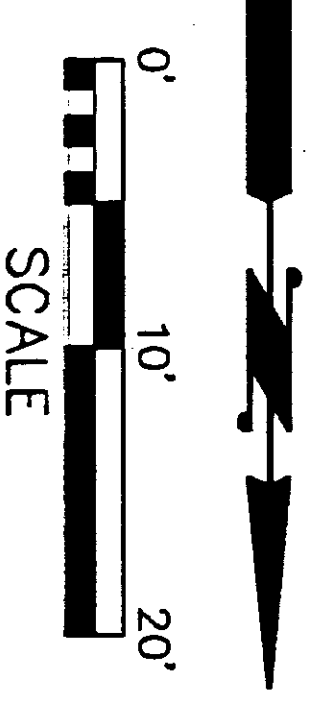
STORAGE AREAS ARE
LIMITED COMMON ELEMENTS

COMMON ELEMENT
FFL = 112.74

PARKING STALLS ARE
LIMITED COMMON ELEMENTS

**FIRE SERVICE ROOM IS
COMMON ELEMENT**

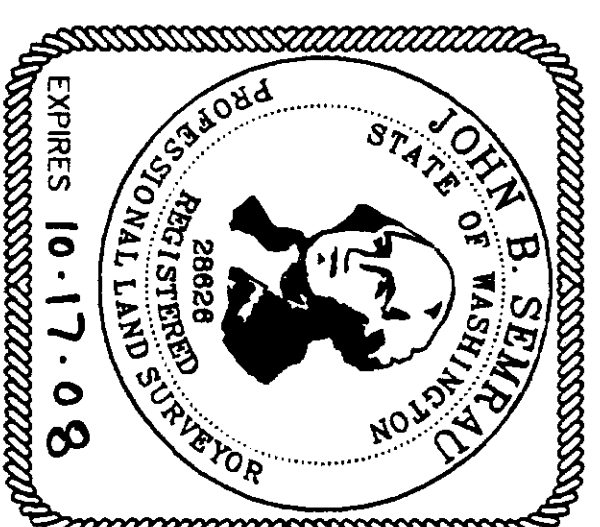
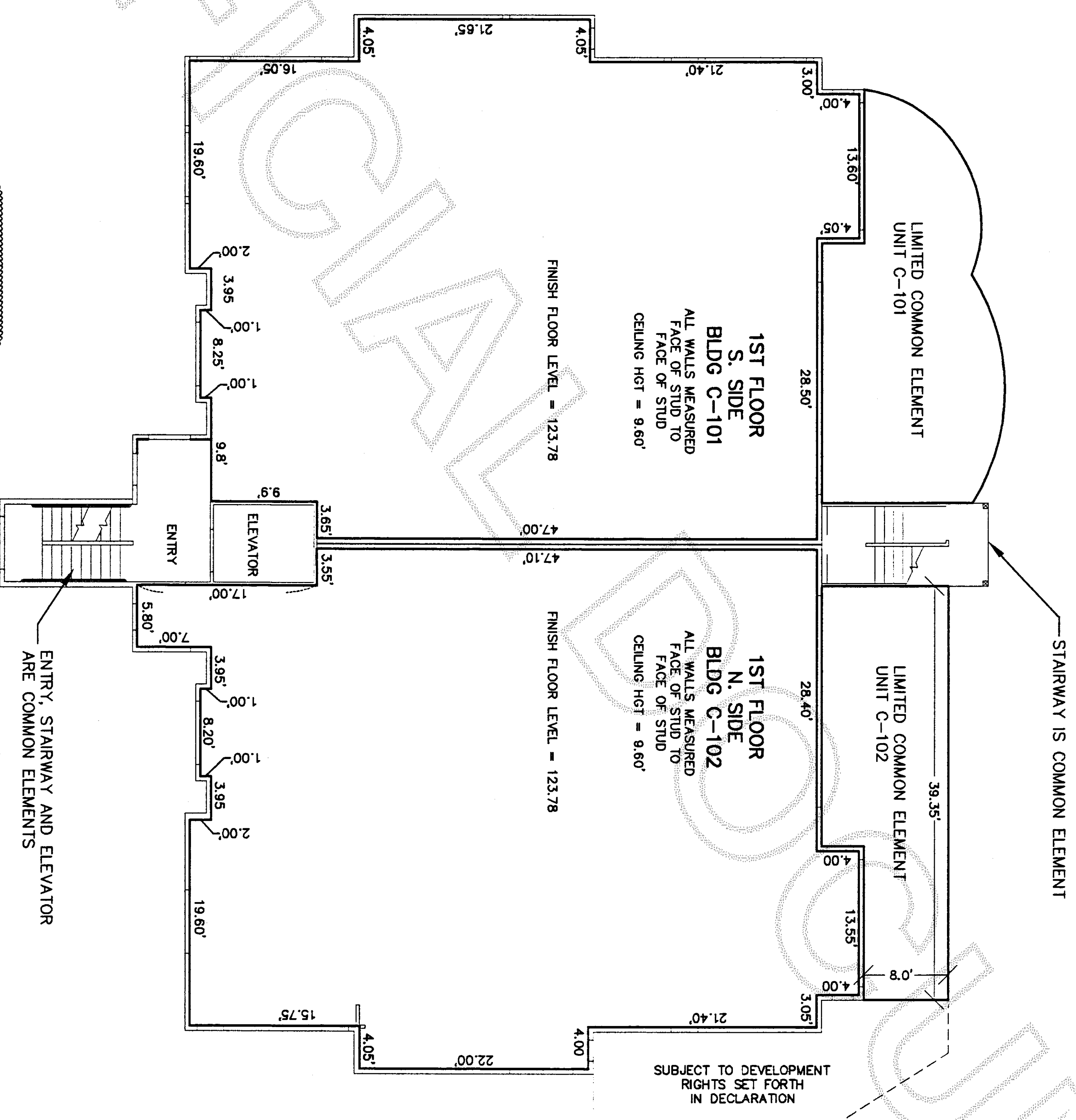
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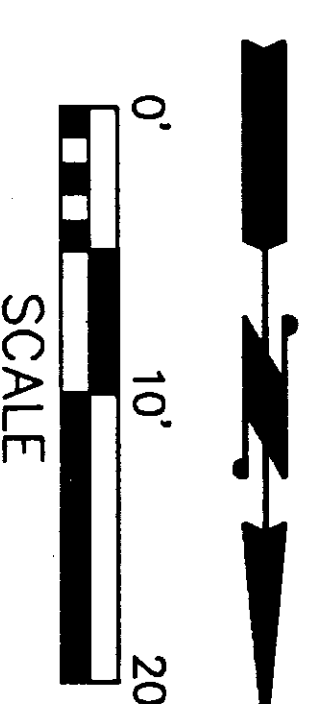
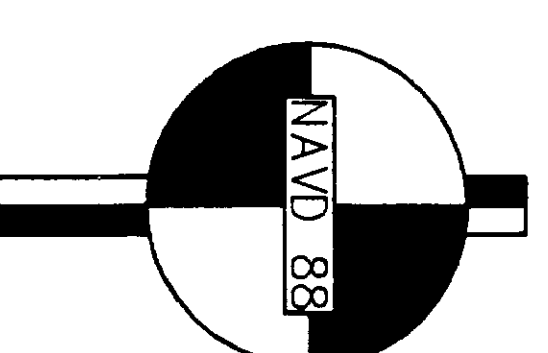
BLDG C - BASEMENT
SECOND AMENDMENT TO
THE CREST AT SUNSET COVE CONDOMINIUM
JOB NO. 4634 C-FL-SES-R.dwg

SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM

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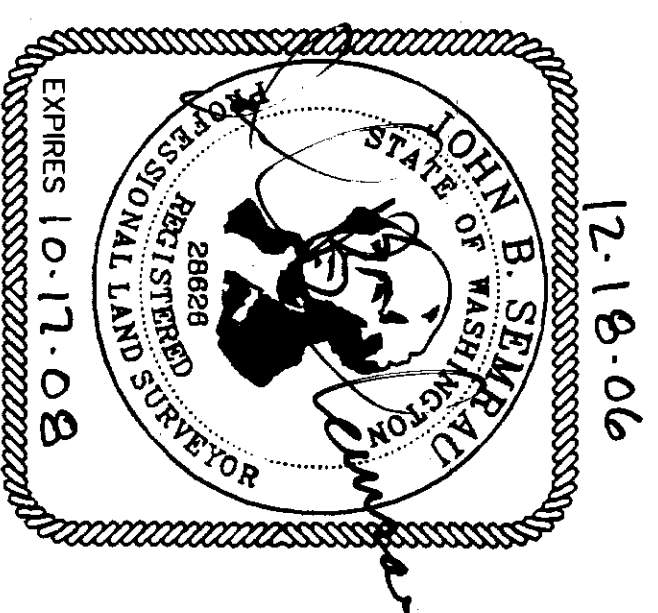
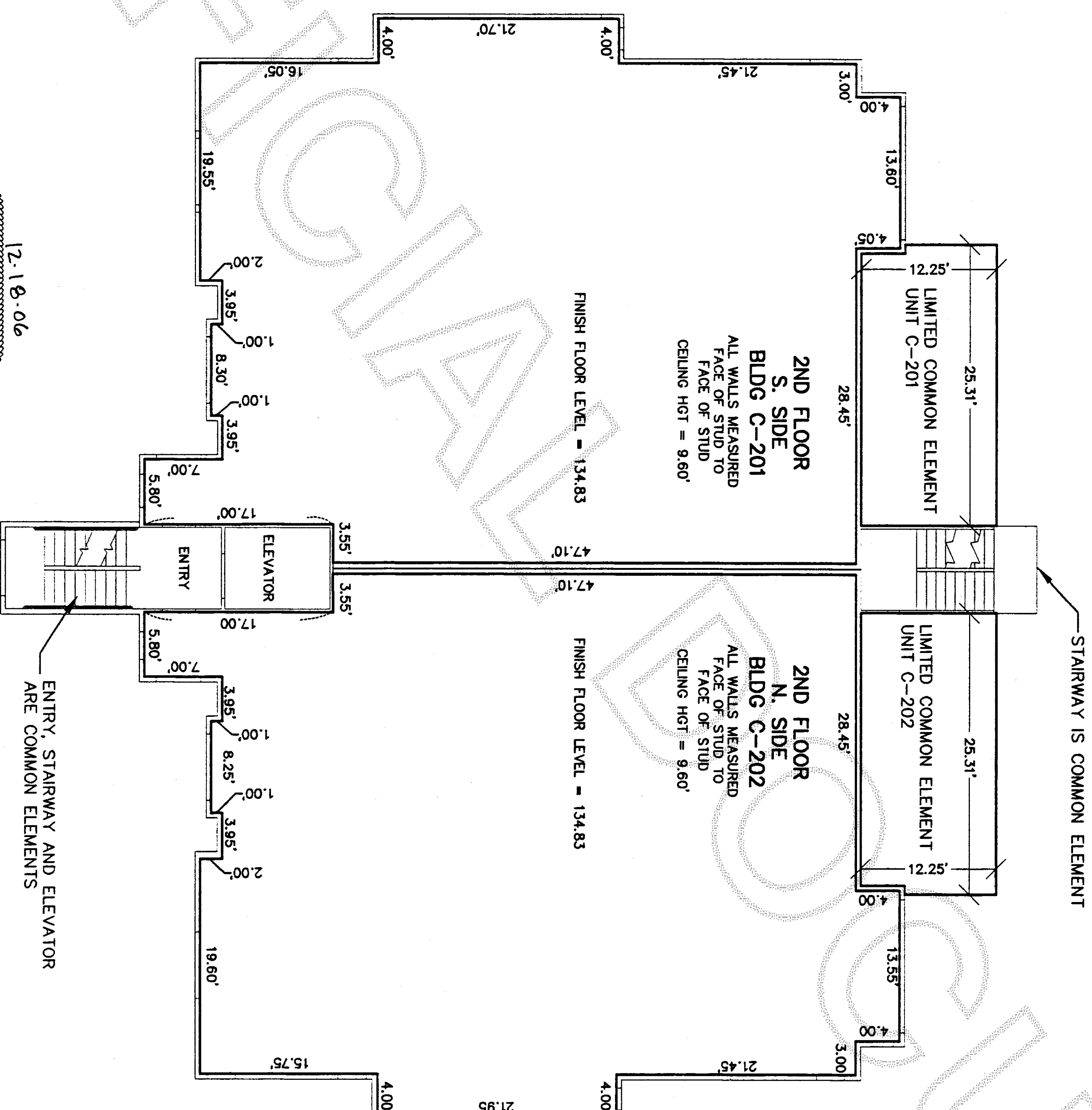
BLDG C-1ST FLOOR
SECOND AMENDMENT TO
THE CREST AT SUNSET COVE CONDOMINIUM
JOB NO. 4634 C-FL-SES-R.dwg

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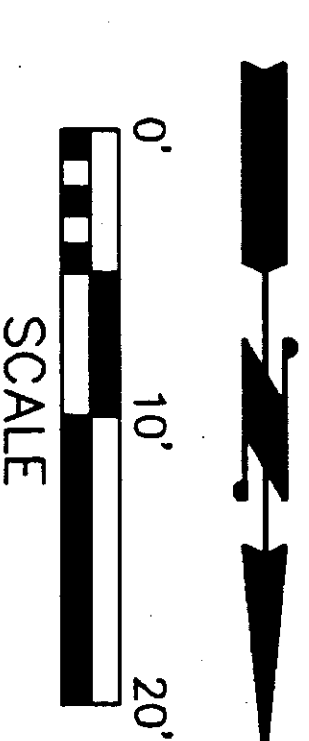
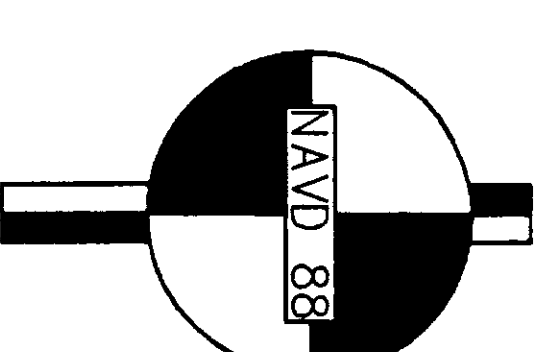
SECOND AMENDMENT TO
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CONDOMINIUM

IN THE NE 1/4 OF THE SW 1/4 OF
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ANACORTES, WASHINGTON
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Skegit County Auditor
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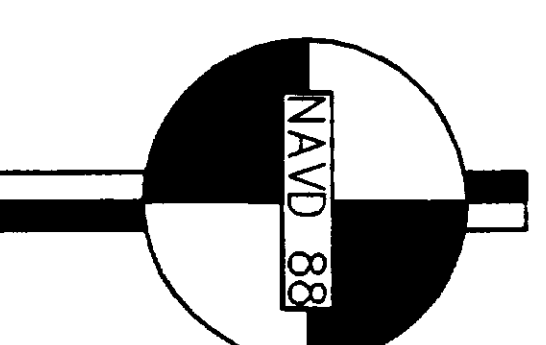
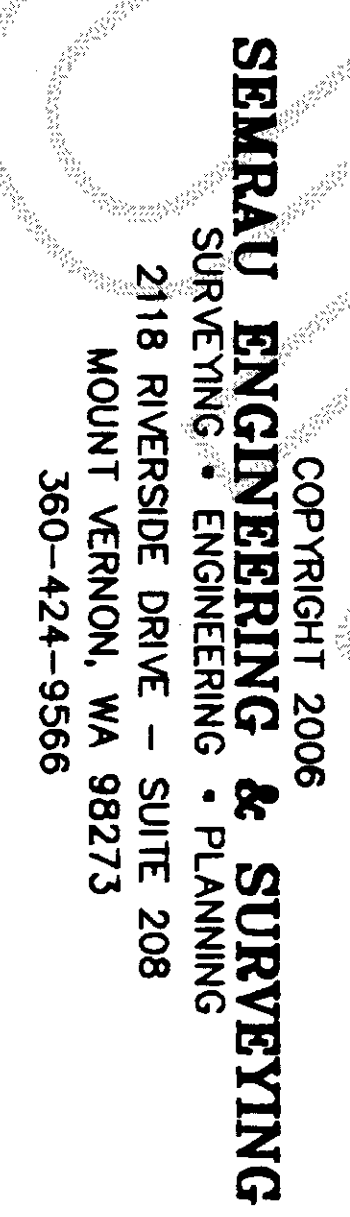
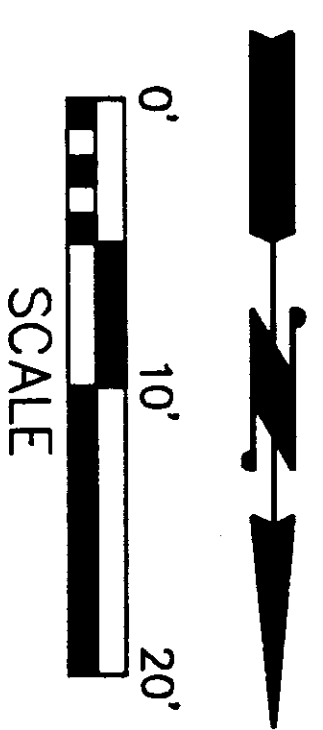
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BLDG C-2ND FLOOR
SECOND AMENDMENT TO
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JOB NO. 4634 C-FL-SES-R.dwg

IN THE NE 1/4 OF THE SW 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
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SHEET 7 OF 7

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BLDG C-3RD FLOOR
SECOND AMENDMENT TO
THE CREST AT SUNSET COVE CONDOMINIUM
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